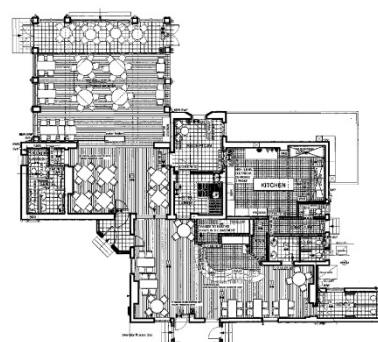


WESTBERE

ISLAND ROAD, CT2 0EZ

PROMINENT MAIN ROAD RESTAURANT AND HOTEL SITE FOR SALE



SITUATION:

This prominent main side is found fronting the main road linking Canterbury with Thanet.

Canterbury City Centre is found within approximately 4.5 miles or a 15-minute drive away with its wide range of shops, restaurants, pubs and bars. In addition, the city has a variety entertainment and leisure facilities, including Canterbury Cathedral, The Beaney House of Art & Knowledge and the Marlow Theatre.

Directly outside the restaurant is a bus stop with regular services from Canterbury to Thanet. The site also includes a car park for approximately 100 cars.

ACCOMODATION:

The property comprises a ground floor restaurant, which has been fitted out to a high standard, bar area and kitchen. To the rear of the property is an external covered terrace. The site has a road frontage of approximately 238-foot (72.5 meters). The property has the following floor areas,

Restaurant	1,695 sq.ft	157.5 sq.m
Ancillary	791 sq.ft	73.5 sq.m
Total Ground Floor	2,486 sq.ft	231.0 sq.m

The first floor of the building is arranged as a seven-bedroom B&B / Hotel which has a separate entrance to the front of the property. This could be used as owners accommodation subject to planning permission.

BUSINESS RATES:

The ground floor premises have a rateable value of £30,750 in the 2010 rating list.

PRICE:

We are instructed to market the above site for **£750,000**, subject to contact.

VIEWING:

Viewing of the property strictly by previous appointment with Clarke & Crittenden.

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

Clarke & Crittenden is the trading name of Crittenden Commercial Limited
25/10/16